







49 Ocean Avenue, Surf Beach

Alpine Charm Meets Coastal Living: A Unique Sanctuary @ Surf Beach

4 2 1

FOR SALE
Please Call

AGENTS
Karen Van Der Stelt
0413 221 504
kvanderstelt.batemansbay@ljhooker.com.au

AGENCY
LJ Hooker Batemans Bay
(02) 4472 6455

You could easily be forgiven for thinking you have been transported to a Swiss Chalet in the Alps. This much-loved home is a true surprise package, delivering architectural intrigue, timeless warmth, and beautiful split-level proportions.

Living Spaces:
From the moment you step into the large, light-filled entrance foyer-an ideal space for a home office-the property makes an unforgettable impression. At its heart lies an expansive open-plan living room, anchored by a magnificent wood fireplace and central chimney perfect for hanging the stockings at Christmas. Year-round comfort is seamlessly assured with reverse-cycle air conditioning. Your eyes are immediately drawn upward to the sublime, soaring timber ceilings, where massive exposed beams and precision dovetailed interlocking corners showcase masterful vernacular design.

Multilevel Craftsmanship & Master Retreat:
Follow the ornate, hand-carved balustrades up the staircase to the mid-level, which hosts a bright, functional kitchen and dining area.

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Continuing upward, you will discover the grand master suite. Curved, hand-crafted timber archways open into a massive parent's retreat-an ideal space for a private library, complete with dramatic angled ceilings and exposed beams. This private sanctuary is finished with its own ensuite and copious built-in wardrobe storage.

Flexible Accommodation:
In addition to the master suite, the home accommodates two additional generous bedrooms, both equipped with built-in robes, servicing family or guests in comfort. The home has also been recently repainted throughout.

Outdoor Entertaining & Grounds:
Seamlessly extending from the dining and kitchen zone is a sun-drenched timber deck, purpose-built for entertaining family and friends. The home sits proudly on a substantial 835sqm block, featuring private, low-maintenance lawns, manicured gardens, established fruit trees, and an outdoor seating area. Exceptional storage is a key highlight, with a massive under-house storage area accessed via internal stairs from the laundry, with lock up garage.

An Unbeatable Lifestyle Location
• 670m to the pristine sands of Surf Beach (patrolled during summer months) and popular local shops.
• 12 minutes to Batemans Bay shopping precinct, cafes, marina, and foreshore.
• Approx. 3.5 hours from Sydney, making it an effortless coastal escape or weekend getaway.

Whether you are seeking a forever home, a perfect weekender, or a high-performing asset for the astute investor, this property is something truly special.

Property Details:
• Council Rates: $3,019 / year

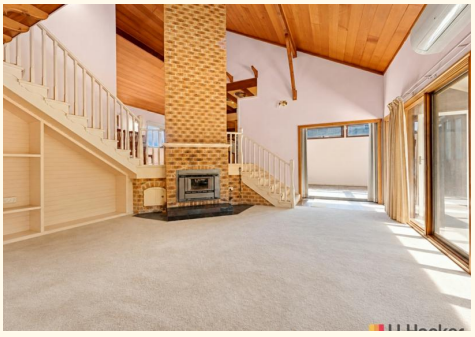
Experience the magic of this Swiss Chalet inspired home by the sea. Contact us today to arrange your private inspection at your earliest convenience!
NB: Some images depict virtual styling.
Disclaimer: All care has been taken in the preparation of this marketing material, and details have been obtained from sources we believe to be reliable. LJ Hooker do not however guarantee the accuracy of the information, nor accept liability for any errors. Interested persons should rely solely on their own enquiries and legal advice.











MORE DETAILS

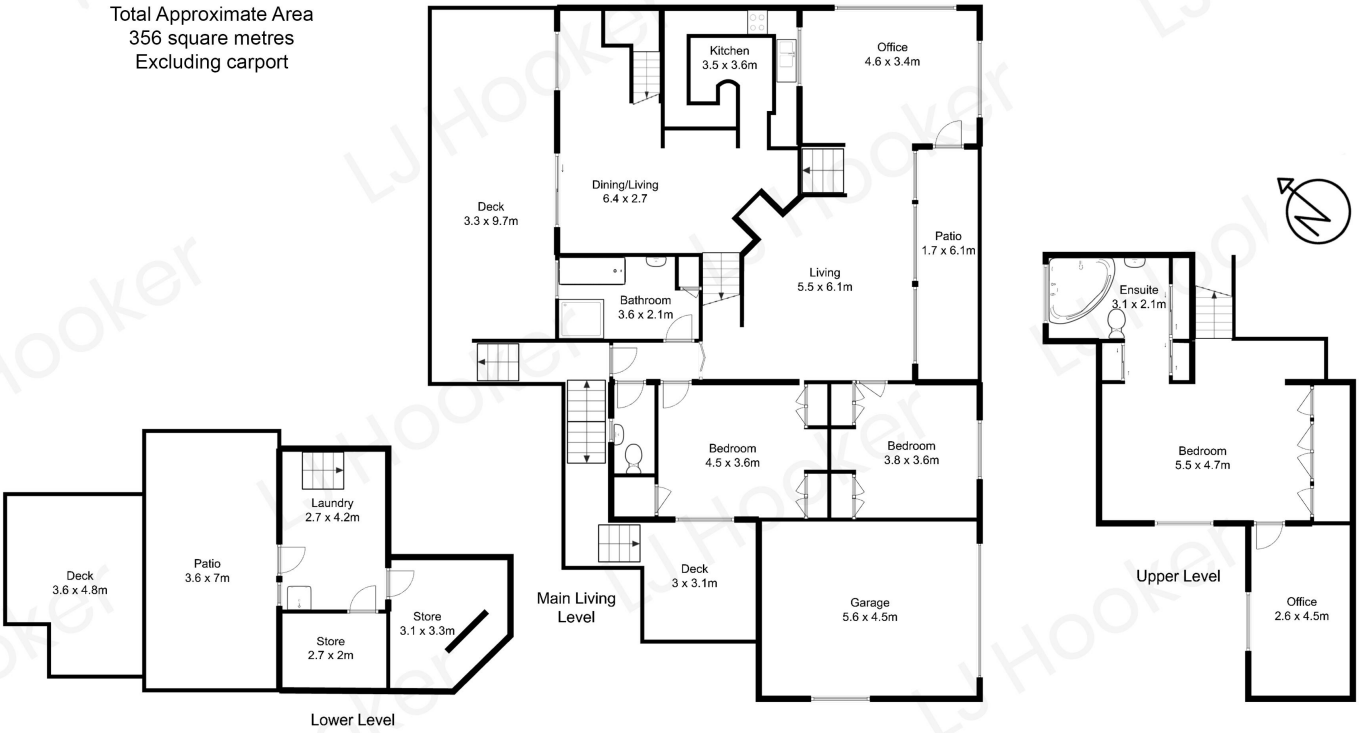
Property ID	12YZF8F
Property Type	House
Land Area	835 m2

Karen Van Der Stelt 0413 221 504
Licensed Real Estate Agent / Auctioneer / Stock & Station Agent | kvanderstelt.batemansbay@ljhooker.com.au

LJ Hooker Batemans Bay (02) 4472 6455
Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536
batemansbay.ljhooker.com.au | batemansbay@ljhooker.com.au

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Total Approximate Area
356 square metres
Excluding carport



All measurements are approximate and are intended as a guide only

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.